



CITY OF BEAVERTON
Community Development Department
Development Services Division
4755 SW Griffith Drive
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TYPE 2 NOTICE OF PENDING DEVELOPMENT APPLICATION

Date of Notice: November 10, 2004

Case File No./Project Name: LD 2004-0042 -- TVF&R Progress Station 53 Two-Lot Partition

Summary of Application: The applicant requests preliminary land division approval for a two lot partition of the City of Portland Red Tail Golf Course. The proposal is to partition the existing Tualatin Valley Fire and Rescue Progress Station 53 from the golf course parcel. The partition would divide the property by creating an approximately 29,625 square foot parcel from the approximately 90 acre site.

Due Date for Written Comments: December 1, 2004

Please reference the Case File Number and Project Name in your written comments. Mailed written comments should be sent to the Development Services Division, PO Box 4755, Beaverton, OR 97076. Written comments submitted in person should be delivered to the Development Services Division, 2nd Floor, Beaverton City Hall, 4755 SW Griffith Drive by 4:30 p.m. on the due date.

Staff Planner: Tyler T. Ryerson, Associate Planner **Phone Number:** 503-526-2520

Facilities Review Committee Meeting Date: December 1, 2004

The Facilities Review Committee is not a decision-making body, but advises the Director on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Committee then forwards a recommendation to the Director on the development application. The Director will issue a written decision approximately fourteen (14) calendar days after the Facilities Review Committee meeting.

Site Description:

Map & Tax Lot Number: 1S1 26 200

Site Address: 8480 SW Scholls Ferry Road

Cross Street: SW Scholls Ferry and SW Homestead Lane

Zoning: Interim Washington County Plan Designation Institutional

Neighborhood Association Committee: Denney - Whitford

Applicable Development Code Approval Criteria: 40.03.1-11 and 40.45.15.2.C.1-4

Documents and plans for the development application are available for review at the Beaverton Development Services Division, 2nd floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday.

Please note: You are receiving this notice to advise you of a pending development application. Section 50.40.2 of the Beaverton Development Code requires the City to provide written notice of a pending Type 2 development application to the applicant, property owner, affected Neighborhood Association Committees (NACs), and owners of property within 300 feet on all sides of the property proposed for development, based on the most recent property tax assessment roll of the Washington County Department of Assessment and Taxation. **Please note that the failure of a property owner to receive notice does not invalidate a decision.** A public hearing on the application will not be held unless the Director's decision is appealed.